COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 11, 2018
AGENDA NUMBER: 15
FILE NUMBER: 18-100
ITEM: Wicklow Woods

RECOMMENDATION: Table with 11 Stipulations

APPLICANT: U.S. Home Corporation dba Lenner
           Attn: Josh Metzer or Paul Tabone
           16305 36th Ave N
           Plymouth, MN 55442

PURPOSE: 43 Lots on 15 Acres

LOCATION: SW of Ulysses & 113th Ave NE, Blaine MN

APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. One or more cumulative acres of land disturbance.

EXHIBITS:

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Lino and Isanti.
- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
- Adjacent properties and stormwater ponds are not protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
- Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are protected from sediment-laden water during construction.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
• Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
• Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
• Construction entrance points are clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does exist on site. The project may require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA.

High Water Flooding: Information has been provided to substantiate low floor elevations. Low floor elevations may meet the criteria for the City of Blaine; 2 ft above mottled, 2 ft above 100 yr.

Groundwater: Geotechnical information collected in May 2018 indicates long term groundwater elevation is present at 7-12 feet below the surface.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is Homeowners Association. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
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<tbody>
<tr>
<td>Stormwater Ponds</td>
<td>2</td>
<td>Homeowners Association</td>
</tr>
<tr>
<td>Infiltration Basins</td>
<td>2</td>
<td>Homeowners Association</td>
</tr>
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</table>
A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration may be achieved, additional modeling is needed. The stormwater management system utilizes sedimentation basins and filtration.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site does exceed predevelopment rates for the 1-Yr storm event. However, the rates are not expected to interfere with downstream land uses as the increase to the north is 0.5cfs with a 0.2AF increase resulting in a 0.04’ stage increase on the City owned wetland to the north if the outlet was blocked. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Impairments:** This project is not within one (1) mile of and drains to an Impaired Water.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed on May 8, 2018. The wetland boundary has not been checked. The surveyed boundary of the impacted wetland is not consistent with the location of the wetland in the submitted delineation report.

The wetlands are not DNR protected waters. The total proposed wetland impact is 640 square feet. The impact is through fill in one location as shown below:
The de minimis is 2,500 sf (type 1). TEP members have not been notified with a complete plan and have not been requested to submit comments. The project is not wetland dependent.

Based the delineation as submitted, the project is exempt. The applicant does need to contact the DNR area hydrologist and the Corps of Engineers and has via the joint application. Two or more alternatives, plus the proposed project, have not been submitted. On-site sequencing does not apply.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted. and is not required, based on the wetland delineation as submitted. A replacement plan application has not been submitted.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance Escrow:** $9,500.00  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

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<th>ISSUES/CONCERNS:</th>
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<td><strong>ISSUE</strong></td>
<td><strong>NEED</strong></td>
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<tr>
<td>Escrows: $2,000 + (15 ac * $500/ac = $9,500.00)</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. Unclear how water will be directed first to infiltration basin prior to discharging through outlet structure. Berm and outlet</td>
<td>2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness</td>
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are at matching elevations.

Unclear how infiltration basins will perform. The NWL of the adjacent basins are 1.8 feet above the bottom of the infiltration basin and there is approximately 1.4 feet separation from groundwater as noted in soils borings for northern basin.

Low spots in backyards of Block 3 and 4 are not modeled.

Grading is off parcel boundary east of Stormwater Pond 1P.

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<th>3. Clarify how 1.1” of runoff from new impervious will be directed into infiltration basins prior to discharging.</th>
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<td>a. Provide overflow on construction plans along with detail.</td>
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<td>b. Provide HydroCAD model that has infiltration basin and NURP ponds as two separate basins.</td>
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<th>4. Infiltration basins should include drain tile along perimeter of basin to ensure drawdown.</th>
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<th>5. Model low spots in backyards of Block 3 and 4 to ensure LFEs are meet. Provide HydroCAD model that includes no outlets of low spots to model worst case scenario.</th>
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<th>6. Provide permission from Landowner that grading is allowed on adjacent property east of Stormwater Pond 1P.</th>
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<th>8. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.</th>
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<th>Maintenance: It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater</th>
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<th>9. Provide an O&amp;M Agreement that meets District requirements.</th>
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Wetlands: Wetland impacts are proposed. The wetland delineation has not been reviewed. The location of the impacted wetland (Wetland C) is inconsistent between the delineation report and the construction plans.

10. Pending an approved delineation, TEP approval of the wetland impact de minimus request.
11. Provide clarity regarding wetland location.

**RECOMMENDATION:** Table with 11 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Clarify how 1.1” of runoff from new impervious will be directed into infiltration basins prior to discharging.
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8. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.
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